

CALENDAR ITEM

C41

A 72

04/09/16

S 34

PRC 4637.1
S. Kreutzburg

REVISION OF RENT

LESSEE:

Conrad G. Banks and Catherine V. Banks, Trustees of the Conrad G. Banks and Catherine V. Banks Inter Vivos Revocable Trust, dated November 7, 1980

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Huntington Harbour, adjacent to 3372 Gilbert Drive, city of Huntington Beach, Orange County.

AUTHORIZED USE:

The continued use and maintenance of an existing boat dock, access ramp and cantilevered deck extending no more than five feet waterward of the bulkhead.

LEASE TERM:

Ten years, beginning April 6, 2011.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends rent be revised from \$1,125 to \$1,350 per year, effective April 6, 2016.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On April 6, 2011, the Commission authorized a General Lease – Recreational Use to Conrad G. Banks and Catherine V. Banks, Trustees of the Conrad G. Banks and Catherine V. Banks Inter Vivos Revocable Trust, dated November 7, 1980, for a term of 10 years beginning April 6, 2011. The lease will expire on April 5, 2021.
3. Staff conducted the rent review called for in the lease and recommends the rent be increased.

CALENDAR ITEM NO. **C41** (CONT'D)

4. This action is consistent with Strategy 2.1 of the Commission's Strategic Plan to optimize returns for the responsible development and use of State lands and resources, both onshore and offshore.
5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act (CEQA) because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 4637.1 from \$1,125 per year, to \$1,350 per year, effective April 6, 2016.

EXHIBIT A

PRC 4637.1

LAND DESCRIPTION

A parcel of submerged land in Huntington Harbour, in the City of Huntington Beach, Orange County, California, described as follows:

BEGINNING at the most southerly corner of Lot 14, as said lot is shown and so designated on that certain map of Tract No. 4677 filed in Book 168, Pages 14 through 18 of Miscellaneous Maps, Official Records of said County; thence southeasterly along the southeasterly extension of the southwesterly line of said lot to a line parallel with and 30.00 feet southeasterly, measured at a right angle, of the southeasterly line of said lot; thence northeasterly along said parallel line to the southeasterly extension of the northeasterly line of said lot; thence northwesterly along said southeasterly extension to the most easterly corner of said lot; thence along said southeasterly line of said lot to the point of beginning.

END OF DESCRIPTION

Prepared 05/30/2006 by the California State Lands Commission Boundary Unit



APN 178-402-21

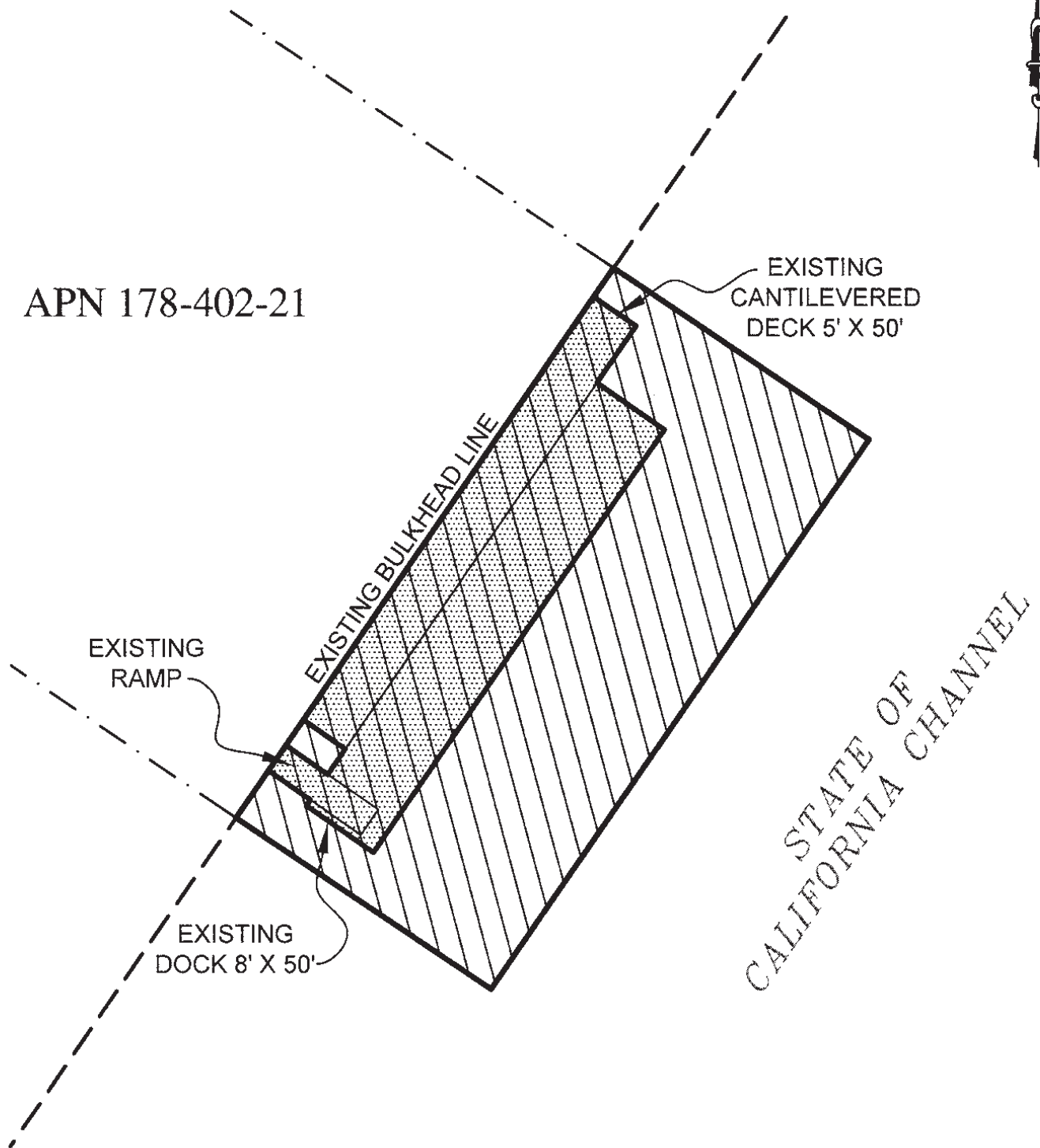


EXHIBIT A

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LAND DESCRIPTION PLAT
PRC 4637.1, BANKS TRUST
ORANGE COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE

APN 178-402-21

EXISTING
CANTILEVERED
DECK 5' X 50'

EXISTING
RAMP

EXISTING BULKHEAD LINE

EXISTING
DOCK 8' X 50'

STATE OF
CALIFORNIA CHANNEL

3372 GILBERT DRIVE, HUNTINGTON BEACH, CA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 4637.1
BANKS TRUST
APN 178-402-21
GENERAL LEASE -
RECREATIONAL USE
ORANGE COUNTY



RGB 02/25/16